



8 The Lawns

Yatton, Bristol

A well presented 4-bedroom detached family home set on a quiet cul-de-sac in popular Yatton. This property is ideal for growing families and professional couples alike.

Walking distance to local schools and Yatton train station with direct links to Bristol and London.

Council Tax band: E

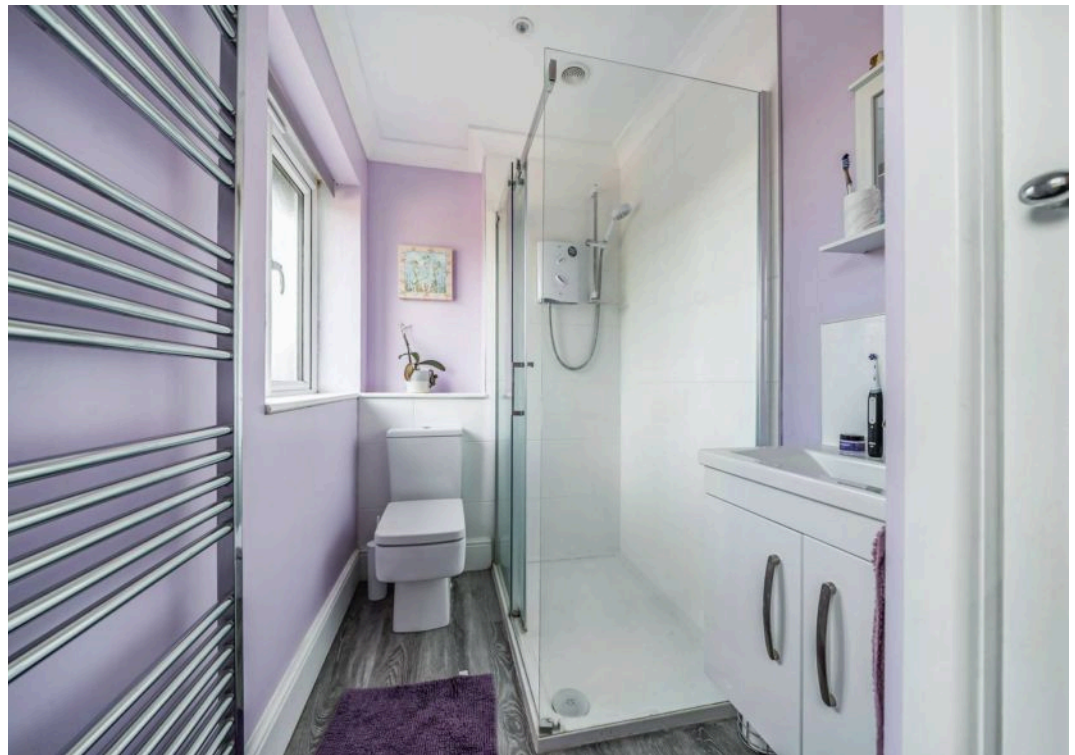
Tenure: Freehold

EPC Energy Efficiency Rating: D

All Mains Services

- Approx. 1416 sq ft of accommodation including garage
- Cul-de-sac location
- Detached family home
- Four bedrooms (one en-suite)
- Tiled roof garden room
- Sitting room with electric fire
- Downstairs wc
- Driveway parking & garage
- Excellent schools nearby
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







8 The Lawns

Yatton, Bristol

Set at the end of a quiet cul-de-sac, this well-presented four-bedroom detached home offers generous living space, excellent storage, and a low-maintenance garden, ideal for modern family living. The property also benefits from new windows and a front door, installed in 2022.

Step inside to a welcoming hallway, where a spacious sitting room sits to the right, featuring a bay window overlooking the front and a fireplace with inset electric fire. Double doors lead into the dining room, which comfortably accommodates a family table and offers a natural flow for entertaining.

Beyond the dining room, the garden room provides a versatile additional living space. It has been upgraded with a fully insulated solid roof and is fitted with a radiator connected to the central heating system, making it a comfortable room to enjoy all year round. Double doors open directly onto the rear garden, creating a seamless connection to the outdoors.

The kitchen, accessible from both the hallway and dining room, has been recently refurbished with sleek gloss units from Howdens and contrasting worktops, offering excellent storage and preparation space. It features a large Rangemaster cooker, integrated dishwasher, and space for a fridge freezer, washing machine, and tumble dryer. A door from the kitchen leads to the side of the property, ideal for convenient access to bins. A generous understairs cupboard provides additional storage, and a downstairs cloakroom completes the ground floor.



Upstairs, there are four bedrooms, including a spacious principal bedroom with newly fitted wardrobes and a contemporary en-suite featuring a large walk-in shower, WC, vanity unit with wash basin, and a useful storage cupboard. The remaining three bedrooms offer flexibility for family living, guests, or home working. The family bathroom is fitted with a white suite comprising a bath with shower over, WC, and wash basin. An airing cupboard on the landing houses the three year old boiler and provides additional storage.

Outside, the fully enclosed rear garden offers a private, low-maintenance space with a paved patio ideal for outdoor seating or dining. A narrow raised decked area runs along one side, suitable for planters, pots, or occasional seating. Gated access on both sides of the property leads to the front, where a driveway provides off-road parking. The property also benefits from a single garage with up-and-over door, power, and lighting.

Location

The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Bristol and Weston-super-Mare and at Clevedon there is an M5 motorway access point to London and the Midlands. Yatton is also one of the few remaining villages to have retained its mainline commuter rail service, offering trains to both Bristol and a direct service to London Paddington from just 112 mins. Bristol Airport lies within easy reach just 8 miles away. (All distances/times approx.)



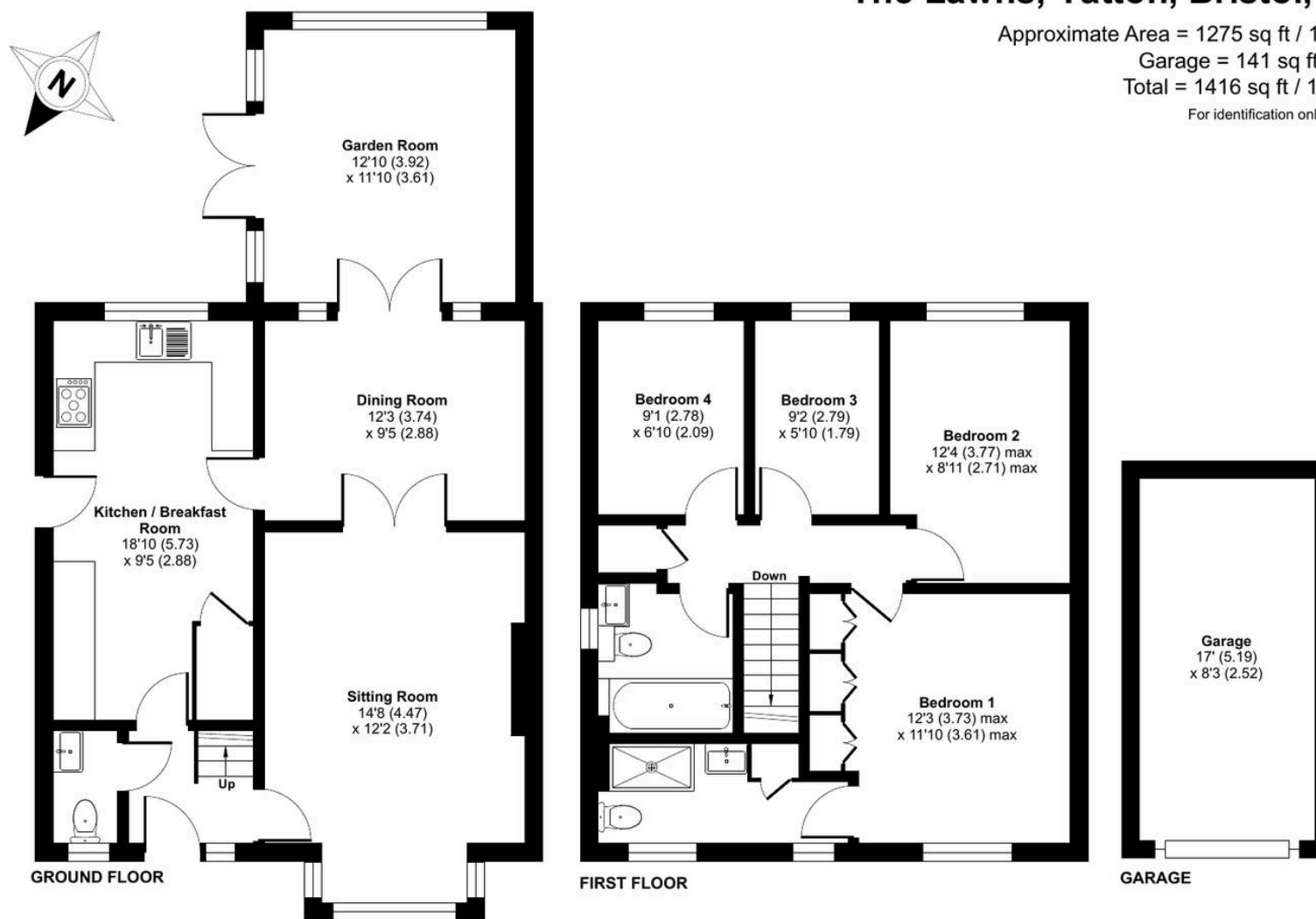
The Lawns, Yatton, Bristol, BS49

Approximate Area = 1275 sq ft / 118.4 sq m

Garage = 141 sq ft / 13 sq m

Total = 1416 sq ft / 131.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robin King LLP. REF: 1347502

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